

SEPTEMBER 2008 AVAILABILITY UPDATE OFFICE



Toronto - Financial Core

50 Bay Street

Operating Costs: \$9.41 Realty Taxes: \$8.73 Hydro: Included Total: \$18.14
Leasing Contact: Perk DeMara (416) 813-3639 email: pdemara@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
1400	11,695	\$26.50	01-Apr-09	Perimeter offices, boardroom, open area, kitchen, high end finishes and excellent views
1401	2,538	\$26.50	01-Apr-09	Open area, offices & kitchen

109 - 117 George Street

Operating Costs: \$6.53 Realty Taxes: \$4.90 Hydro: Included Total: \$11.43
Leasing Contact: Andrew Boughner (416) 813-3636 email: aboughner@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
FULLY LEASED				

145 King Street West

Operating Costs: \$10.12 Realty Taxes: \$14.61 Hydro: \$1.60 Total: \$26.33
Leasing Contact: Perk DeMara (416) 813-3639 email: pdemara@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
1000	12,849	\$28.50	Immediately	Elevator exposure, perimeter and internal offices, kitchen, boardroom
1400	10,389	\$28.50	Immediately	Elevator exposure, base building condition
1720	2,550	\$28.50	Jan. 1, 2009	3 offices plus servery
2001	5,393	\$28.50	Immediately	Open area, storage, 2 offices, reception area
2101	3,468	\$28.50	Immediately	Base building condition

150 King Street West - Sun Life Financial Centre

Operating Costs: \$12.83 Realty Taxes: \$14.94 Hydro: Included Total: \$27.77
Leasing Contact: Andrew Boughner (416) 813-3636 email: aboughner@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
1200	13,734	\$29.50	Immediately	Fully improved, elevator exposure
1508	2,480	\$29.50	Immediately	Base building condition, southeast view
2010	1,040	\$29.50	October 1, 2008	Open area
Retail	1,578	TBD	December 1, 2008	Base building condition
Retail	718	TBD	December 1, 2008	Base building condition
Retail	644	TBD	December 1, 2008	Base building condition
Retail	1,254	TBD	December 1, 2008	Base building condition
Retail	426	TBD	December 1, 2008	Base building condition
Retail	564	TBD	December 1, 2008	Base building condition

200 King Street West

Operating Costs: \$9.46 Realty Taxes: \$14.65 Hydro: \$2.86 Total: \$26.97
Leasing Contact: Perk DeMara (416) 813-3639 email: pdemara@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
2nd Floor	14,476	\$28.50	Immediately	2 1/2 foot raised floor throughout, open area, internal offices, high ceiling;
8th Floor	9,570 *	\$28.50	Immediately	Base building condition
9th Floor	20,434 *	\$28.50	Immediately	Full floor, base building condition
13th Floor	20,357	\$28.50	Immediately	Base building condition
16th Floor	3,111	\$28.50	Immediately	Open area
1900	11,760	\$28.50	Immediately	Built out, kitchen, elevator exposure
20th Floor	20,848	\$28.50	Immediately	Leased thanks to Jim FitzGerald, DTZ Barnicke

* indicates contiguous space

100 Simcoe Street

Operating Costs: \$11.68 Realty Taxes: \$7.65 Hydro: Included Total: \$19.33
Leasing Contact: Andrew Boughner (416) 813-3636 email: aboughner@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
100	9,101	\$18.00	November 1, 2008	Fully improved space, divisible by 1,500 - 6,000 sf
101	1,491	\$18.00	November 1, 2008	Fully improved space

Bentall Real Estate Services LP, Brokerage

The Information indicated, though accurate at the time of print, is subject to change without notice.

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55 University Avenue

Operating Costs: \$10.98 Realty Taxes: \$9.34 Hydro: Included Total: \$20.32

Leasing Contact: Perk DeMara (416) 813-3639 email: pdemara@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
Mezzanine	3,943	\$28.00	Immediately	Open area / Base building condition
608	1,904	\$28.00	May 1, 2009	Reception, 4 private offices, boardroom & kitchen
1005	757	\$28.00	Immediately	Open area / Base building condition

250 University Avenue

Operating Costs: \$14.36 Realty Taxes: \$8.49 Hydro: Included Total: \$22.85

Leasing Contact: Mark Rzadki (416) 681-6266 email: mrzadki@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
200	15,241	\$23.00	Immediately	Base building condition

Toronto - North / East

Corporate Plaza - 2075 Kennedy Road

Operating Costs: \$9.08 Realty Taxes: \$6.70 Hydro: Included Total: \$15.78

Leasing Contact: Elaine Weldon (416) 813-3637 email: eweldon@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
Ground	442	Negotiable	Immediately	Base building condition
701	5,920	Negotiable	Immediately	Built out, good quality improvements, elevator exposure

Steeles Technology Campus - Phase I Highway 404 & Steeles Ave. East (Low Rise)

Operating Costs: \$11.15 Realty Taxes: \$7.02 Hydro: S/M Total: \$18.17

Leasing Contact: Mark Rzadki (416) 681-6266 email: mrzadki@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
2 Lower Level	3,200	Negotiable	Immediately	Raw condition

3650 Victoria Park Avenue

Operating Costs: \$9.31 Realty Taxes: \$5.25 Hydro: \$1.39 Total: \$15.95

Leasing Contact: Elaine Weldon (416) 813-3637 email: eweldon@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
800	17,484	Negotiable	Immediately	Built out

North York

York Mills Centre, Building I, 36 York Mills

Operating Costs: \$10.12 Realty Taxes: \$8.28 Hydro: \$1.50 Total: \$19.90

Leasing Contact: Elaine Weldon (416) 813-3637 email: eweldon@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
FULLY LEASED				

York Mills Centre, Building II, 20 York Mills

Operating Costs: \$10.12 Realty Taxes: \$8.28 Hydro: \$1.50 Total: \$19.90

Leasing Contact: Elaine Weldon (416) 813-3637 email: eweldon@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
201	451	Negotiable	Immediately	Open area with new paint and carpe
400	27149	Negotiable	Nov-08	Built out

**SEPTEMBER 2008
AVAILABILITY UPDATE
OFFICE**



North York

York Mills Centre, Building III, 10 York Mills

Operating Costs: **\$10.12** Realty Taxes: **\$8.28** Hydro: **\$1.50** Total: **\$19.90**

Leasing Contact: **Elaine Weldon (416) 813-3637 email: eweldon@bentall.com**

Suite	Sq./Ft	Net Rent	Availability	Comments
202	1439	Negotiable	Immediately	Built out, upper retail no windows to outside
204	1498	Negotiable	Immediately	Built out, upper retail no windows to outside
215	9,537	Negotiable	Immediately	Overlooks York Mills Road, concourse exposure, limited window line
6th Floor	32,935	Negotiable	Immediately	Base building
7th Floor	21,475	Negotiable	Immediately	Base building

North York City Centre - 5160 Yonge Street

Operating Costs: **\$9.75** Realty Taxes: **\$9.09** Hydro: **Included** Total: **\$18.84**

Leasing Contact: **Elaine Weldon (416) 813-3637 email: eweldon@bentall.com**

Suite	Sq./Ft	Net Rent	Availability	Comments
802	1,229	Negotiable	Immediately	Base building condition
10th Floor	1,579	Negotiable	Immediately	Base building condition

5255 Yonge Street

Operating Costs: **\$9.12** Realty Taxes: **\$8.00** Hydro: **\$1.55** Total: **\$18.67**

Leasing Contact: **Elaine Weldon (416) 813-3637 email: eweldon@bentall.com**

Suite	Sq./Ft	Net Rent	Availability	Comments
705	2,343	Negotiable	Immediately	Built out, traditional office layout
801	3,212	Negotiable	October 2008	Base building condition
1101	2,567	Negotiable	Immediately	Model suite, built out, 2 offices with kitchenette
1201	4,227	Negotiable	August 2008	Built out, perimeter offices
1500	11,159	Negotiable	August 2008	Large cafeteria with balcony, large boardroom, gym facility, open area

5775 Yonge Street

Operating Costs: **\$10.75** Realty Taxes: **\$8.16** Hydro: **Included** Total: **\$18.91**

Leasing Contact: **Andrew Boughner (416) 813-3636 email: aboughner@bentall.com**

Suite	Sq./Ft	Net Rent	Availability	Comments
602	1,101	\$16.50	Immediately	Built out
607	1,280	\$16.50	Immediately	Base building condition
1005	2,953	\$16.50	Immediately	Built out
1215	6,715	\$16.50	Immediately	Base building condition, elevator lobby exposure
1700	8,836	\$16.50	Immediately	Base building condition, elevator lobby exposure
1800	3,423	\$16.50	Immediately	Base building condition, elevator lobby exposure

5075 Yonge Street

* Please note, as of August 1, 2008, Bentall no longer manages this property.

Richmond Hill

120 East Beaver Creek Road (Hwy 7 & Leslie Street)

Operating Costs: **\$7.65** Realty Taxes: **\$3.11** Hydro: **Included** Total: **\$10.76**

Leasing Contact: **Andrew Boughner (416) 813-3636 email: aboughner@bentall.com**

Suite	Sq./Ft	Net Rent	Availability	Comments
200	23,983 *	\$15.50	Immediately	Full floor, base building condition, divisible
300	5,671 *	\$15.50	Immediately	Base building condition, divisible, elevator lobby exposure, divisible

* indicates contiguous space

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Richmond Hill

1550 16th Avenue (Leslie & Hwy 7)

Operating Costs: **\$2.63** Realty Taxes: **\$3.63** **Total: \$6.26**

Leasing Contact: **Tracy Hishon (416) 674-3562** email: thishon@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
B - 3/4	4,406	\$10.50	Immediately	100% office, open concept, Ground floor, Layout available, TMI \$6.68
F-200	4,732	\$10.50	Immediately	100% office, second floor, street exposure

28 Fulton Way (Leslie & Hwy 7)

Operating Costs: **\$7.10** Realty Taxes: **\$2.19** **Total: \$9.29**

Leasing Contact: **Tracy Hishon (416) 674-3562** email: thishon@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
102	3,139	\$10.00	Immediately	Open concept - Use must be research and development

Mississauga

Meadowvale North Business Park - 6775 Financial Drive

Operating Costs: **\$7.82** Realty Taxes: **\$5.50** Hydro: **Total: \$13.32**

Leasing Contact: **Tracy Macdonald (416) 674-3578** email: tmacdonald@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
101	4,693	\$19.00	Immediately	\$25.00 TI allowance, 10 year deal
501	4,371	\$20.00	Immediately	\$30.00 TI allowance, 10 year deal

Meadowvale Corporate Centre - 2000 Argentia Road

*Operating costs vary by Plaza

Leasing Contact: **Corrine Dorazio (416) 674-3258** email: cdorazio@bentall.com

Suite	Sq./Ft	Net Rent	TMI	Availability	Comments
Plaza II 101	5,250	\$15.50	\$12.99	February 2009	Mixture of open area and private offices, boardroom, kitchen, and reception

Airport Corporate Centre - 2680 Skymark Avenue

Operating Costs: **\$9.67** Realty Taxes: **\$4.90** Hydro: **Included** **Total: \$14.57**

Leasing Contact: **Tracy Macdonald (416) 674-3578** email: tmacdonald@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
400	6,016	\$18.00	Immediately	Elevator exposure, quality finishes

6200 Dixie Road (Dixie Road & Hwy 401)

Operating Costs: **\$8.08** Realty Taxes: **\$1.67** Hydro: **Included** **Total: \$9.75**

Leasing Contact: **Sean Bryson (416) 674-3588** email: sbryson@bentall.com *\$0.80 psf (per year) selling commission.*

Suite	Sq./Ft	Net Rent	Availability	Comments
215	1,715	\$7.50	Immediately	100% office, 2nd storey space. Corner suite, 6 offices & open area
220	5,113	\$7.00	Immediately	100% office, 2nd storey space. Fully built out, numerous offices, kitchenette Divisible
221 *	934	\$7.50	Immediately	100% office, 2nd storey space, 3 offices
223 *	949	\$7.50	Immediately	100% office, 2nd storey space. Fully built out, 2 private offices & open space

* indicates contiguous space

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Oakville

Ennisclare Corporate Centre - 1075 North Service Road

Operating Costs: **\$8.68** Realty Taxes: **\$2.12** Hydro: **\$1.30** Total: **\$12.10**

Leasing Contact: **Corrine Dorazio (416) 674-3258** email: cdorazio@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
14	4,027	\$11.50	Immediately	9 private offices, boardroom, kitchen, reception area, atrium lobby exposure Small warehouse

Ennisclare Corporate Centre - 1155 North Service Road

Operating Costs: **\$4.68** Realty Taxes: **\$2.60** Hydro: Total: **\$7.28**

Leasing Contact: **Corrine Dorazio (416) 674-3258** email: cdorazio@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
10	4,308	\$16.00	November 2008	Private offices, boardroom, kitchen, reception area

Burlington

5045 South Service Road

Operating Costs: Realty Taxes: Hydro: **Included** Total: **\$10.63**

Leasing Contact: **Tracy Macdonald (416)674-3578** email: tmacdonald@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
400	15,250	\$17.00 - \$17.50	Immediately	\$25.00 Tenant Improvement Allowance. Exterior signage available
500	15,250	\$17.00 - \$17.50	Immediately	\$25.00 Tenant Improvement Allowance. Exterior signage available

3027 Harvester Road

Operating Costs: **\$8.75** Realty Taxes: **\$2.11** Hydro: **Included** Total: **\$10.86**

Leasing Contact: **Tracy Macdonald (416)674-3578** email: tmacdonald@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
503	2,091	\$11.50	November 2008	
316	938	\$11.50	Immediately	

Waterloo

180 King Street South

Operating Costs: **\$7.96** Realty Taxes: **\$3.60** Hydro: **Included** Total: **\$11.56**

Leasing Contact: **Andrew Boughner (416) 813-3636** email: aboughner@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
600	16,434	\$12.00	Immediately	Full floor, fully improved, divisible to 2,250 sf.